098.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,300 / 993,300
					USE VALUE:	993,300 / 993,300
					ASSESSED:	993,300 / 993,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRIVITERA FRANK D JR/TRUSTEE
Owner 2:	7 BRADLEY ROAD REALTY TRUST
Owner 3:	
Street 1:	PO BOX 148
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02143 Type:

PREVIOUS OWNER

Owner 1:	RIKEMAN HERBERT -
Owner 2:	-
Street 1:	7 BRADLEY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,010 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Exterior and 2885 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11010.000	468,100		525,200	993,300
Total Card	0.253	468,100		525,200	993,300
Total Parcel	0.253	468,100		525,200	993,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.25 | /Parcel: 344.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

64067

GIS Ref

GIS Ref

Insp Date

10/19/18

!7983!

PREVIOUS ASSESSMENT

Parcel ID 098.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	468,100	0	11,010.	525,200	993,300	993,300	Year End Roll	12/18/2019
2019	101	FV	354,500	0	11,010.	525,200	879,700	879,700	Year End Roll	1/3/2019
2018	101	FV	354,500	0	11,010.	450,200	804,700	804,700	Year End Roll	12/20/2017
2017	101	FV	354,500	0	11,010.	420,200	774,700	774,700	Year End Roll	1/3/2017
2016	101	FV	326,000	0	11,010.	360,100	686,100	686,100	Year End	1/4/2016
2015	101	FV	324,400	0	11,010.	322,600	647,000	647,000	Year End Roll	12/11/2014
2014	101	FV	324,400	0	11,010.	298,600	623,000	623,000	Year End Roll	12/16/2013
2013	101	FV	324,400	0	11,010.	284,700	609,100	609,100		12/13/2012

PRINT

Date	Time
12/10/20	22:34:40

LAST REV

Date	Time
05/07/19	15:14:25
apro	
7983	

USER DEFINED

Prior Id # 1:	64067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RIKEMAN HERBERT	66187-154		10/6/2015		800,000	No	No		
YOUELL WILLIS R	50166-432		9/28/2007		644,900	No	No		
	21301-410		7/1/1991		231,767	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/1992	242		5,500					14X25 DECK

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
5/3/2016	Sales Review	PT	Paul T
6/3/2009	Measured	189	PATRIOT
11/22/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11010		Sq. Ft.	Site		0	70.	0.68	4									525,209						525,200	

Total AC/HA: 0.25275 | Total SF/SM: 11010 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 525,209 | Spl Credit | Total: 525,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	26 - Wood		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.30015481
Const Adj.:	1.00464702
Adj $ / SQ:	124.089
Other Features:	113762
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	524793
Depreciation:	56678
Depreciated Total:	468115

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

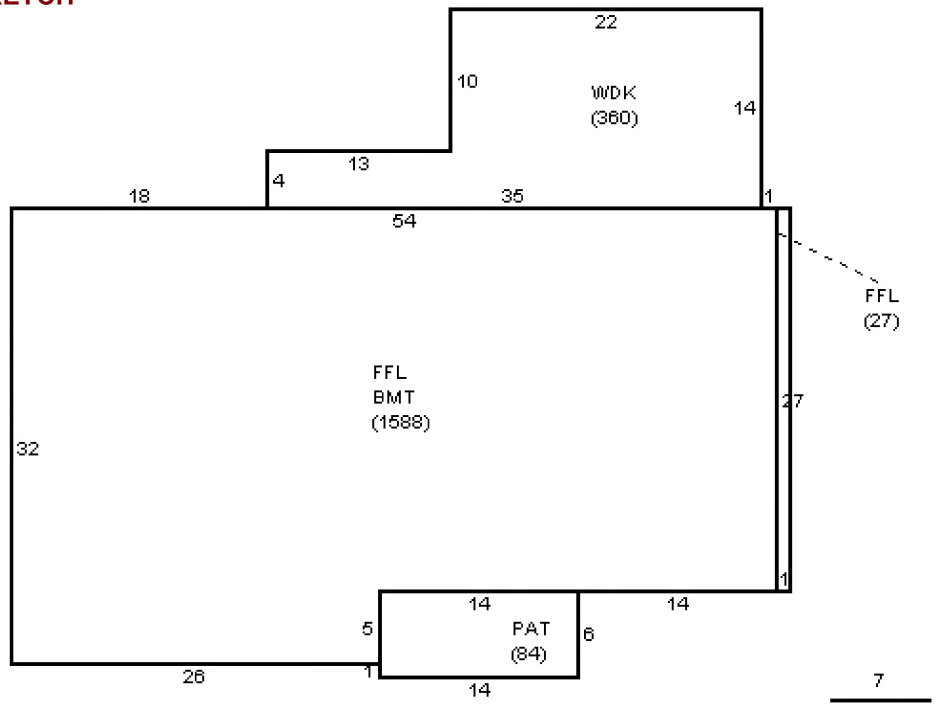
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.15
Special Features:	0	Val/Su Net:	128.35
Final Total:	468100	Val/Su SzAd	289.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,615	124.090	200,403
BMT	Basement	1,588	72.960	115,867
WDK	Deck	360	8.820	3,175
PAT	Patio	84	6.030	506

Net Sketched Area:	3,647			Total:	319,951
Size Ad	1615	Gross Are	3647	FinArea	2885

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	